



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

October 21, 2024

Tyler Jones
Mahal Holdings LLC
5807 S Danube Street
Aurora, CO 80015

Re: Fifth Submission Review – 3411 S Fairplay Townhomes – Site Plan and Replat
Application Number: DA-2302-00
Case Numbers: 2022-4028-00; 2022-3024-00

Dear Mr. Jones:

Thank you for your recent submission, which we started to process on September 30, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, we will need to meet to discuss the issues that will need to be resolved prior to Planning Commission. We will require a formal technical submission after the Planning Commission date, however, this meeting shall take place as soon as possible so we can resolve Planning's comments to prepare for the Planning Commission date. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also list them specifically in your letter.

A Planning Commission hearing date will be tentatively scheduled after the discussion in our meeting submittal. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7220 or bbravenec@auroragov.org.

Sincerely,

Ben Bravenec, Planner I
City of Aurora Planning Department

cc: Eric Pearson Cage Civil Engineering 999 18th St. Denver CO 80202
Brit Vigil, ODA
Filed: K:\\$DA\2302-00rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment Requests+Mitigation (Planning/Landscaping)
- Pocket Easements (Aurora Water)
- Fire Lane Easement (Fire/Life Safety)
- ROW Access (Land Development)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please update the Letter of Introduction (LOI) and Site Plan with any and all adjustment requests. ***Provide justification language for each adjustment request as it relates to code.***

2. Parking Comments

- 2A. Approved

3. Architectural and Urban Design Comments

- 3A. The adjustment for the green court standard was added to the letter of introduction but not the site plan. Additionally, the code section, justification, mitigation was not included. If you plan to seek an adjustment, please include this on the LOI and site plan like the original adjustment you have proposed.
- 3B. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. **Please provide an explanation with the next submission on how this code section is being met. 3rd request) Please be specific within the LOI as to how this requirement is being met. A comment response was provided but nothing in the LOI.**
- 3C. The green court must follow design requirements in the UDO Section 146-4.2.3.C. In general, the common space within green courts should accommodate flexible and usable space for play or gathering. If more than one green court is proposed, a diversity of green court designs or themes are encouraged.
- 3I. Please refer to UDO Code section 146-4.8.6 for permitted exterior materials for single-family attached homes. ***Provide the percentage of Masonry on Net Façade Area (not each elevation):***
Single-family attached
Either:
 - 50 percent shall be clad in brick or stone; or
 - 75 percent shall be clad in stucco; or
 - 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.The LOI addresses an adjustment for this requirement. If you are to pursue an adjustment, please include the code section, justification, as well as mitigation in both the LOI and Site Plan.
- 3D. Siding types are not labeled to match material board.

4. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 05

- 4A. The text for the landscape adjustment is not complete. Please correct.

5. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 5A. Approved.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303.739.7403 / JBingham@auroragov.org / Comments in green)

6A. Approved.

7. Traffic Engineering (Steve Gomez / 303.739.7336 / segomez@auroragov.org / Comments in amber)

7A. Approved

8. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 03

8A. See comment to release part of the fire lane easement.

8B. See comment to dedicate fire lane easement.

8C. See dead-end fire lane sign detail.

Sheet 07

8D. See the updated end of the fire lane sign detail.

8E. See note to dedicate fire lane easement.

9. Aurora Water (Iman Ghazali / 303.807.8869 / IGhazali@auroragov.org / Comments in red)

9A. Pocket water easements will be required to extend 5 ft behind meters and shall be at least 10 ft wide. For the banked meters, the easement shall end 5 ft to the north and south of the center lines of the northernmost and southernmost meters.

10. PROS (Curtis Bish / 303.739.7131 / cbish@auroragov.org / Comments in mauve)

10A. No additional comments.

11. Land Development Services (Maurice Brooks/ 303.739.7294 / MBrooks@auroragov.org / Comments in magenta)

Site Plan

11A. See the Advisory Comments on the first page of the plat. The margin size for the plat needs to match the plat checklist requirements.

11B. Add the Sidewalk easement Note to the Plat Notes. Make sure the easement names match between the plat and site plan.

11C. Some of the Lots do not have direct access to the street R.O.W. – dedicate a Public Access easement for this purpose. Some of the stair risers with railings in the Water easement will need to be covered by a License Agreement. Submit documents to licenseagreement@auroragov.org to start the process. The easements to be vacated need to be done by separate documents. Submit the documents to releaseeasements@auroragov.org to start the process.

11D. The easement to be dedicated by separate document should be submitted to dedicatioproperty@auroragov.org to start the process. Please confirm with Aurora Water if there should be additional Water easements to cover the proposed water meters.

11E. Please confirm with the Fire/Life Safety Dept. to see if there should be additional Fire Lane and Access easements dedications here to create turning radii for vehicles. There is an easement that states to be vacated by separate document, but it is not listed or inserted in the easement vacation legend. And it is unclear which part of the easement is being released. The parking spaces in the Fire Lane & Access easement will not be allowed – confirm with Fire/Life Safety Dept.